098.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,100 / 683,100
					USE VALUE:	683,100 / 683,100
					ASSESSED:	683,100 / 683,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERABIAN DAVID
Owner 2:	SERABIAN TRACY WALLACE
Owner 3:	
Street 1:	96 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BENNETT DENNIS R/TRUSTEE -
Owner 2:	PHYLLIS M BENNETT IRREVOCABLE -
Street 1:	68 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7678.000	227,900		455,200	683,100
Total Card	0.176	227,900		455,200	683,100
Total Parcel	0.176	227,900		455,200	683,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.73 | /Parcel: 490.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63683

GIS Ref

GIS Ref

Insp Date 10/08/18

!7944!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,900	0	7,678.	455,200	683,100		Year end	12/23/2021
2021	101	FV	219,400	0	7,678.	455,200	674,600		Year End Roll	12/10/2020
2020	101	FV	219,400	0	7,678.	455,200	674,600	674,600	Year End Roll	12/18/2019
2019	101	FV	186,100	0	7,678.	455,200	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	186,100	0	7,678.	390,200	576,300	576,300	Year End Roll	12/20/2017
2017	101	FV	186,100	0	7,678.	364,200	550,300	550,300	Year End Roll	1/3/2017
2016	101	FV	186,100	0	7,678.	312,200	498,300	498,300	Year End	1/4/2016
2015	101	FV	185,100	0	7,678.	279,600	464,700	464,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:27:23

LAST REV

Date	Time
11/16/21	08:18:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT DENNIS	77639-293	1	4/29/2021		775,000	No	No		
BENNETT PHYLLIS	60444-559		11/8/2012	Convenience	10	No	No		
	12923-271		1/16/1976		41,500	No	No		N

USER DEFINED

Prior Id # 1:	63683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2021	1173	New Buil	386,500	O				
7/6/2021	951	Foundati	27,500	O				
7/6/2021	954	Demoliti	25,000	C				
10/2/2015	1470	Re-Roof	8,180					

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
10/8/2018	MEAS&NOTICE	CC	Chris C
4/20/2009	Missed Appt.	163	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7678		Sq. Ft.	Site		0	70.	0.85	4									455,239						455,200	

Total AC/HA:	0.17626	Total SF/SM:	7678	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,239	Spl Credit		Total:	455,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	135.189
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309612
Depreciation:	81738
Depreciated Total:	227875

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

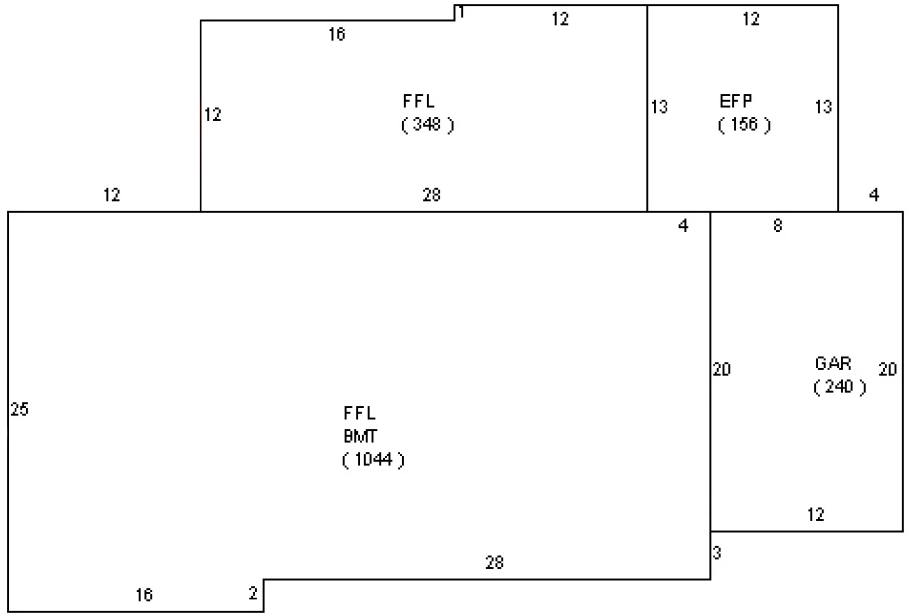
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.19
Special Features:	0	Val/Su Net:	80.47
Final Total:	227900	Val/Su SzAd	163.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,392	135.190	188,183
BMT	Basement	1,044	40.560	42,341
GAR	Garage	240	25.450	6,109
EFP	Enclos Porch	156	44.740	6,979

Net Sketched Area:	2,832	Total:	243,612
Size Ad	1392	Gross Area	2832	FinArea	1392
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

098.0-0002-0003.0

IMAGE

AssessPro Patriot Properties, Inc